

Design Considerations for the Parcel B Housing Development

On September 29, 1988, ACDC was tentatively designated developer of Parcel B, the northern half of Parcel R3-R3A bounded by Washington Street, Oak Street and Maple Place. Since then, the ACDC development team has been working to modify our development proposal, prepare funding applications for Parcel B development costs, and participating in Boston Redevelopment Authority (BRA) sponsored joint planning sessions with the Chinese Economic Development Council (CEDC) development team.

The ACDC development team has been meeting every Monday morning at 8:00 a.m. at the architects', Woo & Williams, office in Cambridge. The ACDC Board of Directors is actively involved in developing the residential and open space scheme and addressing the various issues related to urban and architectural design. During these working sessions, the Board contributes to the design process by articulating community needs and concerns and integrating them in a meaningful way into the overall design of Parcel B.

At the onset of the design process, the architects were given a mandate by the ACDC Board of Directors. This mandate reflected a set of principles to guide the Parcel B development and design process. All policy decisions made regarding Parcel B are based on this set of principles and ACDC works very closely with the architects to create a housing complex which embodies these principles.

The principles are based on the themes of a "livable unit" and "quality" living environment and open space. ACDC is firmly committed to not only ensuring that the physical design of the Parcel B housing complex fit into the larger urban context of surrounding buildings but more importantly, that the Parcel B housing complex be someplace where community people will **want** to and **enjoy** living in.

The ACDC development team believes that a livable unit is a unit which not only provides shelter but other important features such as sunlight and air, ground access for family units (to avoid locating families and children on upper floors necessitating the use of elevators), and access to open space.

Another important principle is the general quality of the living environment. The living environment quality is contingent on addressing resident concerns and needs such as minimizing corners in the housing development to enhance public safety, defining the public way dividing the site as a pedestrian street with no vehicular traffic, maximizing the number of families which have ground floor access to create opportunities for neighborly exchanges, providing well-maintained and safe open space with trees, benches, and sunlight.

These principles create a quality, livable urban environment that all residents desire and deserve. As these qualities are a priority for the Parcel B housing complex, such considerations as the shadow impacts of neighboring buildings which affects the amount of sunlight in the courtyard, the location and number of windows in the residential units, the possibility for cross-ventilation in the units, and how to maintain and manage safe, quality open space need to be addressed. Furthermore, adhering to the principles of "livable" units and "quality" living environment has required that ACDC make some difficult policy decisions such as the balance between maximizing the number of much needed housing units and subsequently, the density of the project with maximizing ground floor access for family units.

In sum, these principles indicate a commitment to developing high quality, affordable housing that is responsible to community needs, affirms our cultural heritage and recreates a sense of "community".

Parcel B Development Summary

ACDC is proposing to build 120 rental units on Parcel B. The design of the housing complex features a central courtyard enclosed by residential structures on Washington Street, Oak Street, Maple Place and "Solomon's Way" (the yet-to-be-named street dividing Parcel B from Parcel A). A residential tower of 18 stories, the same height as Quincy Tower, will be constructed on Washington Street. This tower will house 56 one and two bedroom units. Oak Street will be built up to eight stories which will house three and four bedroom duplexes with private entrances from the street and courtyard. Maple Place and "Solomon's Way" will be four stories and also house duplex family-sized units. Large, street-sized gates will be placed on Washington Street, Oak Street, Maple Place and "Solomon's Way" to insure the community's accessibility to the central courtyard.

Of the 120 units, 67% or 80 will be affordable to low and moderate income families. Due to the great demand for affordable housing, 50% of the total units will be affordable to low income families. 17% of the units will be affordable to moderate income families and the remaining 33% of the units will be offered at market-rate rents.

ACDC has designed a residential unit mix which is responsive to the great demand for family sized units especially 2 and 3 bedroom units. A total of 76% of the units are 2 and 3 bedroom units. 11% are 1 bedroom units and the remaining 13% are 4 bedroom units.

A majority of the family sized units are affordable to low and moderate income families. Overall, 54% of the 2 bedroom units, 88% of the 3 bedroom units and 100% of the 4 bedroom units will be affordable to low and moderate income families.

Midtown/Cultural District Plan

The Midtown/Cultural District Plan is a development plan by the Boston Redevelopment Authority (BRA) and the Mayor's Office of Humanities and Arts. This development plan is for a 20 block area in the midtown section of Boston which includes the Combat Zone, theater district, south of downtown crossing, east of the Boston Common and part of Chinatown.

The BRA and City of Boston want to create a mixed-use, 24-hour, vibrant midtown/cultural district characterized by upscale retail, commercial and office activity. Unlike other development plans, the Midtown/Cultural District Plan aims to revitalize Boston's theater district and establish a city arts and cultural center, similar to New York City's Broadway district.

Due to Chinatown's central location in downtown Boston, the Midtown/Cultural District plan will greatly impact the community. Approximately sixteen new development projects are planned for the Midtown/Cultural District. Several of these new development projects are very large office and retail complexes located right on the border of the Chinese community. These projects include Commonwealth Center; two office towers and a hotel on the block across from the China Trade Center, and Campeau's Boston Crossing; rebuilding Lafayette Place and a new department store and office tower on the Hayward Place parking lot. According to the BRA, the total

square footage of the new development will be 3-4 million square feet of mixed-use office, retail and cultural space and 3 million square feet of housing.

In addition to building office towers and retail stores, the Midtown/Cultural District Plan intends to provide opportunities for local communities to benefit from the private development. One way for local communities to benefit is through linkage fees. When a developer proposes to build a commercial project which is larger than 100,000 square feet, he is required to contribute a \$5.00 linkage fee for each additional square foot to the Neighborhood Housing Trust which then allocates the money for the development of affordable housing. The developer is also required to contribute a \$1.00 linkage fee for each additional square foot to the Neighborhood Jobs Trust which then allocates the money for skill training programs.

Another way for local communities to benefit is through the Midtown/Cultural District zoning regulations which permit developers to build a larger and denser project if they provide an arts and cultural facility, daycare center or affordable housing. Since Chinatown is a direct abutter to the Midtown/Cultural District area, the BRA has specifically outlined several benefits for the Chinatown community to mitigate any potential negative impacts.

The BRA will target all the housing linkage fees collected from the new development projects in the Midtown/Cultural District for the construction of 800 housing units for Chinatown. The BRA has stated that two-thirds of these new units should be affordable to low and moderate income families. A portion of the job training linkage funds will be set-aside for Chinatown. In addition to linkage fees, developers will be required to outreach and target marketing strategies to neighborhood businesses for the rental of commercial space. Finally, the BRA will encourage the participation of minority developers as equity partners similar to the Kingston/Bedford project which is being developed by a development team made of both minority (Chinese, Black and Latin) and majority developers.

A public review of the Midtown/Cultural District Plan is underway and will end in a public hearing at the BRA on December 8, 1988. The Asian Planning Coalition (APC) was formed recently to coordinate the Asian community's participation in the planning and review of the Midtown/Cultural District Plan. The APC is made up of Asian artists and community-based organizations including the Chinatown-South Cove neighborhood Council, Asian American Resource Workshop and the Chinatown Housing and Land development Task Force. The next issue of the ACDC newsletter will discuss the comments and concerns raised by the APC.

Housing in Boston Chinatown

Quality, affordable housing is urgently needed in Chinatown as in many other Boston neighborhoods. In addition to the demand for affordable housing, such problems as overcrowdedness and poor housing conditions are reaching crisis proportion in the Chinatown community. This housing crisis threatens the historic and important function of Chinatown as a source of affordable housing for newly arrived immigrants. The quality of life for all Chinatown residents is jeopardized as well.

One factor of the Chinatown housing problem is the limited land available to develop housing. In the 1970's, community land was taken to build the Massachusetts Turnpike and Southeast Expressway. This reduced Chinatown's land mass by one-half and destroyed 1200 homes. Chinatown currently occupies 46 acres of land which is approximately 28 city blocks. Over 30% of the land in Chinatown is owned by Tufts-New England Medical Center. There is presently only five city-owned parcels of land remaining, all of which have been targeted for housing development. The development of Parcel R3-R3A (Parcel A & B) will be the first major housing

development project in the Chinatown-South Cove community in the last decade.

Recent surveys sponsored by the Chinatown-South Cove Neighborhood Council and Boston Redevelopment Authority indicate that overall living conditions in Chinatown are poor. Chinatown is the most densely populated neighborhood in Boston. Approximately 5100 primarily Chinese immigrants reside in Chinatown. While the population of the Chinatown has more than doubled in the past ten years, only 70 new units have been added to the housing stock.

Due to a lack of housing and the high cost of rent, families often double up and share housing which creates serious overcrowding problems. In total, there are 1,478 residential units in Chinatown. Approximately 21% of these units is overcrowded. More people live in an apartment in Chinatown than in most apartments in the city-at-large. While the average size of a Chinatown household is 4 people, the average 1985 city-wide household size was only 2.5 persons. In fact, 38% of Chinatown households contain 5 or more people.

In addition to overcrowded living conditions, a large proportion of the existing housing stock is dilapidated and in need of repair. A 1985 visual inspection survey conducted by examining the exteriors of 195 buildings in Chinatown noted that 46% of the buildings were in poor condition and 2% in very poor condition. Part of the problem is that the Chinatown housing stock is very old. About one-third of Chinatown housing units are in buildings that were built before 1939, almost 50 years ago! Based on the 1987 Chinatown Housing Survey, about one-half of all residential units are plagued with vermin and rodents and do not have access to a garbage container or dumpster.

A growing problem for Chinatown is the sinking groundwater levels which has impacted several other Boston neighborhoods including Beacon Hill, Back Bay, South End and the Fenway. The problem affects buildings whose foundation is built on wooden pilings. When the groundwater level sinks, the pilings rot causing great damage to the buildings. The homes on 8-14 Hudson Street are an example of the type of damage that is caused by sinking groundwater levels.

The city-wide Groundwater Trust has expressed alarm and concern about this problem in Chinatown. The Trust estimates that as many as 200 to 400 units of low and moderate income housing is threatened. This will seriously decrease the number of affordable housing units in Chinatown because it is highly unlikely that they will be replaced. As in the case of 8-14 Hudson Street, a representative of the owners was quoted in the community newspaper, Sampan, saying that the damaged buildings will be replaced with market-rate housing, not affordable housing.

Tai Tung Village and Mass Pike Towers are two large subsidized housing complexes in Chinatown. The waiting lists for units, especially family-sized units with 3 or 4 bedrooms is approximately six to eight years. This situation highlights the urgent need for quality, affordable housing in the community.

In order to improve the housing situation in Chinatown, three strategies need to be implemented: 1) build more affordable housing, 2) preserve and protect existing housing and 3) rehab and repair old buildings. The cooperation of the Boston Redevelopment Authority and City of Boston will be critical to the success of these strategies. ACDC is eager to address the Chinatown housing crisis and as a first project, is excited about developing quality, affordable housing on Parcel B.

What is a Community Development Corporation?

What is a community development corporation (CDC)?

A community development corporation (CDC) is a non-profit corporation whose primary mission is to implement development projects which contribute to the improvement of the quality of life for community residents and members. CDCs serve low-income communities. According to Massachusetts law, a CDC must be located in and serve a designated community where the median family income is below 85% of that reported for the region. CDCs are governed by a Board of Directors made up of community residents and members. Membership in a CDC is open to any voter-age community member. The membership supports the work of a CDC by electing the Board of Directors at an annual meeting and participating in small project and/or administrative committees.

What do CDC's do?

CDC's engage in activities which serve the needs of low and moderate income people. The work of CDCs include:

- 1) production and rehabilitation of affordable housing. CDCs build and repair many types of housing including single family homes, rental units, emergency and homeless shelters, elderly housing, single room occupancy units (SRO), and cooperatives.
- 2) implementation of economic development projects. This includes creating and preserving jobs by providing technical assistance and financial support to start-up and established local businesses. CDCs also participate in the revitalization of commercial districts by renovating buildings and providing technical assistance to local enterprises.

How are CDC's financed?

CDCs receive financial support for projects and operations from private lenders, small businesses and corporations, government programs and charitable foundations. At times, such services as bookkeeping and marketing are donated.

Why are CDC's important community institutions?

CDCs are non-profit community organizations with technical expertise and skills. CDCs are important vehicles for building a community that is accountable and responsive to community needs. Because CDCs are direct membership organizations, CDCs provide a valuable forum for community members to have a voice in shaping the development of their neighborhood.

B地段房屋發展設計的考慮

一九八八年九月廿九日 ACDC 暫被指定為 B 地段發展人，這就是 R3R3A 地段的北面半部，以華盛頓街、屋街及美保廣場為界。自此以後，ACDC 發展小組曾展開工作，去修改我們的發展建議，準備為 B 地段發展經費籌集款項及參加與華人經濟協會發展小組舉行共同計劃會議，這些會議是由波士頓重建局贊助的。

亞美社區發展協會 (ACDC) 發展小組每星期一早上八時正均與設在劍橋市的 W001 William 建築師們舉行會議，ACDC 的董事局是積極參與發展住宅樓宇及空曠地點計劃，並考慮多個與市區及建築設計有關的問題。在這些工作會議上董事局就設計過程提出建議，並着重社區的需要和關注，使其有意義地包含在 B 地段的整體設計中。

在設計過程開始之初，ACDC 董事局授權設計師要去反映一系列原則去指導 B 地段的發展及設計過程。所有有關 B 地段的決策均基於這些原則，而 ACDC 與建築師緊密地合作，去興建包含着這些原則的一個住宅樓宇組合體。

這些原則是基於幾個主題，就是“舒適的可住單位”及“有質量的居住環境和空間”。ACDC 堅決地去承擔起不單去保證 B 地段住宅組合體的外形設計與附近樓宇的較大市區整體配合，同時更重要的是 B 地段居住組合，是一個社區居民期望及樂於去居住的地方。

ACDC 發展小組相信一個舒適的單位不單只提供棲身之所，而其他重要的特點就是陽光及空氣，方便家庭單位進出，（避免家庭及小孩子在高層單位，以致他們必須使用升降機）及通往空曠地點。

另一重要原則就是居住環境的一般質素這有賴於顧及居民的關注和需要，例如盡量減少轉角，在房屋發展中提高公共安全規限着車輛通過，盡量容納更多家庭在一樓，方便他們有機會與鄰居交往，提供妥善管理的、安全的、種有樹木、設有長椅、陽光充足的空曠地點。

這些原則均能創造出一個優質舒適的社區環境，而所有居民都樂於及值得擁有的，這些特質是B地段房屋組合所優先考慮的，例如：黑影對附近樓宇的影響，也影响到在院子內的陽光，在住宅單位中，窗門數目多少及位置，空氣流通的可能性保養及管理一個安全及優質的空曠地點等問題，均需要考慮到。此外，頭舒適及優質的居住環境的原則有關的，ACDC作了一些困難的決策，例如如何去平衡在考慮到擴大有急切需要單位數目之際，又要考慮到為家庭單位盡量提供一樓的通道及房屋的密度。

總括而言，這些原則顯示出對發展優質及可負擔房屋的承諾，是對社區急切需要作出反應，亦肯定了我們的文化傳統及重新創立社區歸屬感。

B地段發展撮要

ACDC建議在B地段興建一百二十個出租單位，房屋組合設計的特點是在華盛頓街、屋街、美保廣場及所羅門徑（這是分隔A、B兩地段中間還未命名的街道）的住宅結構中，有一中央內院，一個十八層高的住宅大廈，相等於君子樓的高度，將在華盛頓街建築這大廈會有五十六個一或二個睡房的住宅單位，屋街將會建至八層高的樓宇，內有4-8個睡房的相連屋，而每單位均有獨立通道，通往街外及內院。美保廣場及所羅門徑將興建四層高的家庭式的相連單位。在華盛頓街、屋街、美保廣場、所羅門徑會設有通往街道的大門，保證社區人士能通往中央內院。

在一百二十個單位中，其中67%或八十個單位將會是低及中等收入家庭的可負擔單位，由於對可負擔樓宇的大量需求，總單位的50%會是低收入家庭可負擔的，17%單位會是中等收入家庭可負擔的，而其餘33%單位將會以市價出租。

ACDC設計一個混合式居住單位，就是對家庭單位，特別是兩至三個睡房單位的大量需求作出反應，總共76%單位是兩個及三個睡房的單位，11%是一個睡房的單位，而其餘13%是四個睡房的單位。

大部份家庭單位會是低及中等收入家庭可負擔的，總括而言，54%的兩個睡房單位，88%的三個睡房單位，及100%的四個睡房單位，會是低及中等家庭可負擔的。

中城文化區計劃

中城文化區計劃是由波士頓重建局及市政府人文及藝術辦事處策劃的一個發展計劃，這個計劃包括在波士頓中城地區二十幅土地，這包括了紅燈區、戲院區、下城南部、波士頓大眾公園東部及部份華埠地區。

波士頓重建局及波士頓市政府的構想是建立一混合用途，24小時均有活動的中城文化區，其特點是有高級的零售、商業及辦公活動，與其他發展計劃不同，中城文化區目的就是復甦波士頓的戲院區及建立一個市藝術文化中心，類似紐約市的百老匯地區。

由於華埠是在波士頓下城的中央位置，故此中城文化區計劃對社區會有極大的影響。在中城文化區內，計劃大概有十六個新的發展工程，其中多個新的發展工程是非常巨大的寫字樓大廈及零售組合建築，就是位於華人社區的邊緣，這些工程包括聯邦中心、高佳中華貿易大樓一個街口處，建有两座寫字樓大廈及一間酒店，及金豐財團發展的“波士頓會通大廈及重建拉菲逸廣場，一個新的百貨公司及在海威廣場“停車場”興建一寫字樓大廈，根據重建會計劃稱，發展面積當中三至四百萬平方呎會是混合用途的辦公室零售及文化用地，而三百萬平方呎將是住屋建築。

除興建寫字樓大廈及零售百貨商店外，中城文化區計劃打策提供機會給當地社區使他們能在私人發展中獲益。當地社區受益的途徑之一，就是透過連鎖經營發展商建議興建一個商業工程而超過十萬平方呎的話，而超過的每平方呎，就要提供五元的連鎖費用給鄰居住屋基金，而該基金便會撥款興建可負擔的房屋。發展商亦須在每超過一平方呎的建築，便要提供一元給鄰居職業基金，該基金會撥款資助技術訓練計劃。

當地社區另一得益的途徑就是透過中城文化區的分區條例，倘若容許建築商興建更大更密集的工程，他們要提供一藝術文化中心、托兒中心或可負擔房屋，由於華埠是位於中城文化區的邊緣，重建局特別列明華埠社區所得到的若干利益從而減輕可能對華埠的壞影響。

重建局會在中城文化區內興建新的發展計劃中得到的房屋連鎖經營會為華埠興建八個居住單位。重建局已指出三分之二新的住宅單位會是低及中等收入家庭可負擔的，及部份職業訓練。連鎖基金會保留給華埠。除了連鎖經營外，發展商會尋求為鄰近的商業走出市場策略及計展工作，為他們提供出租的商業單位。最後，重建局會鼓勵少數民族發展商的參與，作為發展合夥人，類似京士頓百福計劃，是由少數民族（華人、黑人、拉丁裔人）及白人發展商一起組成發展小組一樣。

由公眾審核中城文化區計劃)現正進行,並曾在1988年12月8日,重建局公開聆訊後而結束,最近成立的亞裔策劃聯盟(APC)將會協調亞裔社區參予中城文化區的計劃及審核。APC是由亞裔藝術家及社區團體組成的,包括南灣區議會,亞裔文化中心及華埠土地房屋發展小組,ACDC下期會議會討論APC提出的評論及關注。

波士頓華埠住屋的情形

正如波士頓其他社區一樣華埠極需要有質量及可負擔的房屋,除可負擔的房屋需求外,其他問題如過於擠迫及惡劣居住環境,已在華埠社區達到危機的程度,這個住屋危機威脅到華埠作為提供給新移民可負擔房屋的來源的歷史性及重要的功能,同時亦威脅到所有華埠居民的生活質素。

華埠房屋問題其中一個因素是可供發展房屋的士地極之有限。在1970年代,由於興建麻省公路及東南快速公路,以致大量的社區用地被徵用,使華埠士地面積減了一半及摧毀了一千二百個家庭。現時華埠佔地為四十六英畝,大概只有28幅城市士地,超過30%的華埠士地是由達美紐英倫區務中心擁有,目前只有五幅由市政府擁有的士地可供使用,所有士地均以房屋發展作為目標,ORRBA(ARLB地段)的發展將會是第一個在過去十年來於華埠南灣社區的大型住屋發展工程。

最近由華埠南灣區議會及波士頓重建局贊助的調查顯示,華埠的居住條件整體而言,是十分惡劣,華埠是波士頓各社區人口密度最高的,大概有五千一百個新近的中国移民在華埠居住,當華埠的人口在過去十年間增加超過一倍之際,只有七十個新的住屋單位加進現有的房屋數量之中。

由於房屋短缺及租金昂貴,通常兩倍的家庭,便分住在同一樓宇內,因此引至嚴重的擠迫問題,在華埠一共有四千四百十八個居住單位,大概百分之廿一的比華單位是非常擠迫的,在華埠的多層大廈內居住的人比全市其他多層大廈的為多,華埠家庭平均有四個成員,而据1985年的數字,全市家庭平均成員只有2.5人,而事實上,38%的華埠家庭有五個或以上的成員。

除過份擠迫的居住情況外,大部份現存的樓宇是十分殘破及急需維修的,根据1985年進行的表面視察調查,華埠一百九十五座建築物顯示出46%是情況惡劣,而2%是處於十分惡劣的情況中,部份問題是由於華埠現有的房屋是非常古舊,大概1/3華埠居住單位是在1939年以前興建的建築物,差不多已有五十年歷史,根据1987年華埠房屋調查,大概有一半的總住宅單位是有鼠患及蟲害而且無法讓收集垃圾的傾倒箱進出。

華埠另一日漸嚴重的問題，就是地下水位下降，這會影响到波士頓其他社區，如比甘山、背灣、南端及芬園。這問題對用木柱作為地基的建築物影响為甚，當地下水位下降，木柱腐爛，對建築物造成巨大的損壞，位於乞臣街8-14號的家庭，就是由於水位下降造成類似的損壞。

全市地下水基金會已表示出震驚及關注到華埠的問題，該基金會估計大約有200到400個低及中等收入家庭的住屋單位受到威脅，這會嚴重地減少在華埠可負擔住屋單位的數目，因為受影響的單位極有可能不會進行補充。就以乞臣街8-14號而言，業主代表曾被舢舨社區報章引述說已損毀的建築物會以市價樓宇而取代，而不會是可負擔樓宇。

大同村及公路村是華埠兩個巨型資助樓宇組合，特別是3至4個睡房的家庭單位之輪候名單達至六至八年之久，這種情況反映出社區對有質量及可負擔樓宇的急切需求。

為改善華埠的住居情況，有待推行三個策略：1)興建更多的可負擔房屋；2)保存及保障現存房屋；3)重建及維修舊建築物，這些策略的成功有賴於波士頓重建局及波士頓市政府的合作。ACDC極急切解決華埠住居危機及作為第一個計劃，我們極之熱切地在3地發展有質量及可負擔的房屋。

甚麼是社區發展協會

甚麼是社區發展協會(CDC)?

社區發展協會是一個非牟利協會，其主要的工作就是去推行發展計劃，為改善社區居民及成員的生活質素而作出貢獻，CDC為低收入社區而服務，根據麻省法律，CDC必須在一個指定社區內設立及提供服務，而該社區所呈報的家庭收入是低於平均家庭收入的85%。CDC是由一董事局所管轄的，而董事局是由社區居民及成員組成的，CDC的會員是公開讓任何在投票年齡的社區成員參加，為支持CDC的工作，會員會，在一個週年大會上選舉其董事局成員，並參予小型發展計劃及行政委員會。

CDC的工作是甚麼？

CDC所進行的活動是低、中等收入人士的需要服務。CDC的工作包括有：1) 興建及重修可負擔房屋，CDC興建及維修多類型的房屋，這包括獨立家庭單位、出租單位、緊急及無家可歸者宿舍、老人屋單身人士單位 (SRO) 及合作社。2) 推行經濟發展計劃，這包括製造及維持就業、提供技術援助及財政資助給新開設和已開設的社區商業。CDC透過重修樓宇及向地區企業提供技術援助參與商業區的整修復用。

CDC怎樣獲得財政來源？

CDC是從私貸款商、小商業及機構、政府計劃及慈善基金會獲得款項支持發展工程及維持經費開支。有時如賬目會計及市場推廣是來自捐助的。

為何CDC是社區重要的機構？

CDC為非牟利社區團體，有著技術專長及技能。CDC是一重要的動力推動建立一個社區，對社區的需要負責及作出反應。因為CDC是有直接會員的機構，CDC提供一個重要的論壇給社區成員去表達意見，為社區發展而努力。

ACDC BOARD MEMBER PROFILE: JACQUIE KAY

Interviewed by Wai Yin Leung

Jacquie Kay is the President of the Asian Community Development Corporation (ACDC) Board of Directors. Jacquie brings to the Board an extensive background and array of skills in economic development and community advocacy. Born and raised in Seattle's Chinatown, Jacquie has a Bachelor's and Master's degree in Chinese studies. She received her doctorate from Harvard University in education. Jacquie also has the equivalent of a Master in Business Administration (MBA) degree. Jacquie's work experience includes serving as Director of an Asian Manpower Agency, teaching at community colleges, working at the Ford Foundation and in a Street Academy program in Harlem, New York. In addition to her involvement in community development, Jacquie started her own business, WPI, in 1973. WPI is a consultant firm which focuses on overseas trade and development and education and training issues.

Despite her third-generation Chinese-American heritage, Jacquie has never lost touch with the Asian community. In the early 1960's, Jacquie started the International District Improvement Committee as a vehicle for economic development in the Seattle Asian community. From the formation of the International District Improvement Committee to the establishment of the ACDC, over twenty-five years have elapsed but Jacquie's interest and dedication have not waned, but neither have the problems which the Asian American community have to confront. The issues still focus on the availability of land for sufficient affordable housing and the narrow scope of job opportunities. Overcrowdedness and substandard conditions continue to plague the housing facilities in Chinatown. Meanwhile, a majority of the Asian population is locked indefinitely into restaurant and factory jobs, which require long hours and offer low salaries.

Although she has been working in community organizing for decades, Jacquie Kay still encounters obstacles. It takes time to build up an economic and community base that allows for individual participation, especially in the planning stage. Another source of anxiety is the scrambling and competition for the limited amount of available funding, the lack of which can seriously hamper the operations of a community organization such as ACDC, which relies entirely on public funding for the bulk of its operational costs. Nevertheless, Jacquie believes that "CDC's are the way to go" for a community to have a voice in its economic development, and this strong faith in CDC's is demonstrated by her eleven-year service as a board member of the Chinese Economic Development Council (CEDC) prior to the founding of ACDC.

In regards to the future of ACDC, Jacquie hopes that in time ACDC can become "really visible" in representing the community and being accessible to the community as stated in its bylaws. Moreover, she looks forward to expanding ACDC's present scope of concern in the development of affordable housing to encompass assistance for small business development, education, and job training.

Despite the taxing workload and endless difficulties of community organizing, Jacquie Kay still likes to be involved because as a Chinese American, Chinatown is her "home base" in any city, be it Seattle or Boston, and she wants to be "a member of a group of people concerned about Chinatown's future".

EMPLOYMENT OPPORTUNITIES : JOBS IN THE CONSTRUCTION INDUSTRY

Interview with Gene Chang

by Wai Yin Leung

Within the next decade, the Greater Boston area will experience a tremendous construction boom with the Boston Harbor Cleanup, the Kingston-Bedford project, the Midtown Cultural District developments, and several other public and private projects. Over 10,000 construction jobs will be created during the peak years of this boom. Many of these jobs can be available to members of the Asian community with the proper training that can be attained through programs sponsored by the State of Massachusetts, City of Boston, or various local construction unions.

Gene Chang, a local electrician and union member, strongly recommends his fellow Asians to participate in the apprenticeship programs offered by local unions to acquire the skills necessary to obtain a license in the various trades such as electrical works, plumbing and masonry. Apprenticeship programs require a high school diploma and generally last from two to four years depending on the trade which dictates the number of hours of on-the-job training necessary before licensing. Some programs even offer financial assistance during training. After being licensed, the construction worker can expect reasonable hours and good wages because the union guarantees excellent benefits, competitive wages, and safe working conditions. Here are some examples of the basic hourly wage that a construction worker in the Boston area can earn :

Electrician \$12.50 to \$19.95

Plumber \$19.78

Carpenter \$18.86 to \$18.96

General Laborer \$11.50 to \$15.55

(U.S. Department of Labor Statistics 1/2/87)

With the proper training, Asian men and women can leave behind their restaurant or factory jobs to enter a more rewarding and less demanding career. ACDC will work with various agencies, community organizations and institutions to ensure that Asians access these job opportunities.

The following Ironworkers Apprentice Training Program was recently brought to ACDC's attention. The application period is in early January and the application process is fairly competitive. Applicants must be at least 18 years old, have completed 10 years of school and in good physical condition. Contact Patricia Ann Maher at the Ironworkers Local #7 for more information.

Ironworkers Local #7 Joint Apprentice Committee is prepared to accept applicants interested in our

IRONWORKERS APPRENTICE TRAINING PROGRAM

Applicants must be at least eighteen years old, have completed ten years of school and be in good physical condition. Applicants may apply on the following dates:

Monday thru Friday, January 9 - 13, 1989

Monday thru Friday, January 16 - 20, 1989

Time: 9 AM to 12 noon

Also on January 9 and January 16 from 4 to 6 PM

Place: 35 Travis Street, Allston, Mass.

There will be no registration after the above dates: Application fee: \$20.00 payable at time of application.

For further information, contact:

Patricia Ann Maher
35 Travis Street, Allston, Mass.

ACDC 董事局成員剪影：盧桂齡

接受梁慧賢訪問

盧桂齡是亞裔社區發展協會董事局主席，她給董事局帶來在經濟發展及推動社區方面的廣泛經驗及豐富的技巧。她在西雅圖唐人街出生及長大，並在漢學方面取得學士及碩士學位，更在哈佛大學取得教育博士學位，盧女士亦取得相等於商業管理碩士學位，她的資歷，已包括曾任亞裔人力局主任，任教於社區大學，在福特基金會工作，並且在紐約哈林區一個「街道學院計劃」工作，參與社區發展外於1973年，開設了WPI公司，以及一顧問公司，著重海外貿易及發展、教育及訓練等方面。

雖然她是華裔美國人的第三代後裔，但她從未脫離過亞裔社區，在1960年代初期，盧女士創立了國際地區改善委員會，作為在西雅圖亞裔社區推動經濟發展的動力，由國際地區改善委員會的成立，以至創辦亞美社區發展協會(ACDC)期間已有廿五年之久，但是盧女士的興趣與熱情並未有退減，而是面對的亞裔美國人社區問題亦未有減少，問題仍然集中於是否有土地興建足夠的可負擔房屋及經濟的就業機會，擠迫及惡劣的環境仍然是籠罩著華埠的陰影，因此同時大部份的亞裔人口仍然無形地困鎖在經濟及社會行業中，那些工作的時間長不足及低薪。

雖然盧女士在幾十年來進行社區組織的工作，但她仍面對著很多障礙，首先要建立一個經濟及社區基礎，讓每個人都能參與，特別是在計劃階段中，是需要很多時間的，另一令人煩惱的是有限的現存基金去角逐及競爭，缺乏基金會嚴重影響社區組織，如ACDC的運作，因為他們是全部依賴公共基金去支付龐大的經常開支，不過盧女士相信「CDC是應走的路向」為社區在經濟發展中發言，其對CDC的堅強信念已在ACDC成立之前，作為第一經濟發展局(CEDC)董事局成員的十年服務中顯示出來。

就ACDC將來的發展，盧女士希望有朝一日，ACDC能真正顯露出成為社區的代表及如其章程中所述讓社區能夠參與共事，此外，她期望著擴展ACDC的現有關注發展可負擔的房屋範圍，並已計劃對小型商業發展、教育及職業訓練提供協助。

雖然面對著艱巨的工作及組織社區無休止的困難，盧女士仍樂於參與因為作為一華裔美國人，在任何城市的華埠就是她的「家鄉」，無論在西雅圖或在波士頓，她想成為「一群決心華埠的前途裏中的一員」。

就業機會：在建築行業的工作

梁慧賢訪問 GENE CHANG

隨著清理波士頓海港、京士頓有福工程、中城文化區發展及多個公共及私人工程，在未來十年大波士頓地區將會出現一個急劇的建築業興旺期，在興旺期的頂峰那幾年，將會在建築行業中，創造出一百個就業機會。若有正式的訓練，很多工作都是亞裔社區人士可以取得的，而這些訓練均可透過是麻省政府、波士頓市政府或個本地建造工會所贊助的計劃而取得。

GENE CHANG 是本地電器技工及工會成員，他大力推薦亞裔朋友參加由本地工會提供的學徒計劃，從而得到必須的技術並取得在多個行業，如水喉、電器及水泥方面的牌照。參加學徒計劃須要有高中畢業證書且通常學徒訓練是由兩年至四年，這視乎那個行業，因而決定了需要多少個在職訓練小時才取得牌照。有些計劃在訓練期間還會提供一些資助。在取得牌照後，建築工人可以期望有合理的工作時間及工資，因為工會能保證有優良福利、有競爭性的工資及安全的工作環境。以下是在波士頓地區建築工作能賺到的基本時薪：

電器技工	\$12.50 → \$19.95
水喉工人	\$19.78
木匠	\$18.86 — \$18.96
一般勞工	\$11.56 — \$15.55
(美國勞工部 1/2/87 數字)	

若有正式訓練，亞裔男女便可離開餐館或工廠工作，進入一個有更多收益及較少負擔的職業。ACDC 會與多個機構、社區組織及學院合作去保證亞裔能取得這些就業機會。

ACDC 最近留意到下面的鐵工學徒訓練計劃，申請日期是一月初，而申請過程是幾有競爭性的，申請人必須最少達十八歲，完成十年的教育及体格良好，欲知詳情可與鐵工本地第七分會 PATRICIA ANN MAHER 聯絡。

鳴謝:

亞美社區發展協會感謝社區及發展行政署(EOCD), CEED計劃, RILEY基金會, OLD SOUTH 基金, EPISCOPAL CITY MISSION BURGESS URBAN 基金, 所物銀行慈善基金及新英倫銀行等在財政上的支持。

亞美社區發展協會(CACDC)亦對 MABEL CHIN 捐出傢俬, 昆市學校社區委員會借用電腦, 張國強及梁慧賢在制作上的協助, 表示感歎。

Acknowledgements

ACDC would like to thank the Executive Office of Communities and Development (EOCD) CEED program, Riley Foundation, Old South Fund, Episcopal City Mission Burgess Urban Fund, Shawmut Bank Charitable Foundation and Bank of New England Corporation for their financial support.

ACDC also extends our appreciation to Mabel Chin for her furniture donation, the Quincy School Community Council for the use of the Macintosh computer, Kenneth Jong and Wai Yin Leung for their production assistance.

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